

Town of Greenwood
Minutes
Planning Commission Meeting
Tuesday, March 8, 2022 at 6:30 pm

Call to Order:

Commission Chair Jennifer Nelson called the meeting to order at 6:30 pm.

Commissioners Present:

Jennifer Nelson, Megan Wilson, Durene Jones, and Hannah Byler

Officials Present:

Town Manager, Janet Todd and Town Clerk, Carolyn Chisenhall

Citizens and Visitors:

Town Solicitor James Sharp, Esq., Applicants Queena Mast and Ethan Mast, Residents Lisa Workman and Kyler Horne

New Business:

Hearing of 6 Ordinances pertaining to properties at 2 N. First Street and 102 North Street

These properties are zoned R-1 and the Applicant's proposed use is not permitted in the R-1 zoning district. Ordinances 2022-1 and 2022-2 seek to change the Future Land Use map. If those are granted, Ordinances 2022-3 and 2022-4 seek to change the zoning from R-1 to R-3. If those are granted, Ordinances 2022-5 and 2022-6 seek conditional uses for lodging houses for elder care.

Because the homes are not owner occupied and the owner is providing meals, they cannot be considered boarding or rooming houses, but potentially could be considered lodging houses. These Ordinances will be heard at one hearing but will be voted on separately. The Planning Commission will then make its recommendations to Council.

Mrs. Mast answered questions from Commissioners who were trying to get a better understanding of what she is doing and what her intentions are. In December, Mrs. Mast began a business called "Home, Care and Joy", renting rooms to elderly people and providing them with services such as meals, transportation, and assistance with showering and getting ready for bed. She herself does not live in the home. She said her ideal would not be to provide care 24/7 but would be an independent living home with some assistance for up to 3 elderly persons at 2 N. First Street and 2 elderly persons at 102 North Street. She stated that she currently has a monitoring system with a 300' range that would service both addresses. She has a paid employee for the 2 N. First Street address and would anticipate having 3-4 employees when both homes are occupied. Commissioner Jones asked if there have been any inspections done by the State, such as Board of Health or Fire Marshal's Office. There have not. Commissioner Jones also asked if there was a separate entrance to the loft area of 2 N. First Street, which is Mrs. Mast's studio where she intends to have art lessons for a fee. There is not, and it is accessible by going through the living room. Commissioner Nelson asked Mrs. Mast how she would know when the residents needed too much care, where is the bar set, to which Mrs. Mast replied that she has experience because she has been a CNA since age 14, her sister is a nurse and helps when needed, and she has Country Rest Home (owned by her father) as a backup. Resident Kyler Horne stated that he is against turning the properties into another

Country Rest Home and is concerned for the safety of the elderly residents. Mrs. Mast stated that the Country Rest Home was filled and there were people in needy situations. She responded to a need. She said her place has a home feel and will be an asset to the community.

Commissioner Nelson stated that the area is zoned R-1, not R-3. This would create a spot zone, which the Town worked to clean up years ago. She has reservations about changing the map and the zoning just so it "fits". She asked the Town's attorney about a Special Exemption, but Mr. Sharp said that would be a legislative question requiring an amendment to the zoning code. He called it "a separate train on a separate track".

Commissioner Jones made a motion to "leave the record open for the limited purpose of allowing Town Staff to solicit comments regarding the ordinances from the Office of the State Fire Marshal, the Board of Health, and DHSS with comments due by April 8, 2022, and to have a hearing on April 26, 2022 to discuss those comments and to receive any comments from the Applicant and the public regarding the agency comments only." Seconded by Commissioner Byler. CARRIED by Unanimous Vote.

Adjournment:

Motion made by Commissioner Jones and Seconded by Commissioner Byler to adjourn the meeting at 8:00 pm. CARRIED by Unanimous Vote.

Attested Janet M. Jedd, Town Manager